



Town Council Agenda Report

SUBJECT: Site Plan

TITLE OF AGENDA ITEM: SP 6-13-99, Madison Lakes Townhomes, 5060 SW 82nd Avenue between Griffin and Stirling roads.

REPORT IN BRIEF: The applicant requests approval of a multi-family townhome development containing 54 dwelling units, associated parking, and landscaping located on a 12.5 acre parcel. Six housing types are proposed consisting of single and double story units. A 1.6 acre lake, and playground are amenities provided on the site. Access will be provided off of SW 82nd Avenue. Building colors will be in beige tones with a terracotta colored roofing.

PREVIOUS ACTIONS: A rezoning was approved on July 7, 1999 from A-1 to RM-5.

CONCURRENCES: The development review committee has reviewed the site plan for consistency with applicable codes. The following outstanding items are enumerated as conditions to staff's recommendation for approval:

1. Providing a copy of the Homeowner Association documents.

Site Plan Committee recommends APPROVAL subject to the planning report items one and two (5-0, Motion: Mr. Arnold, Seconded: Mr. Evans), October 26, 1999.

FISCAL IMPACT: Not applicable

RECOMMENDATION(S): Motion to approve the site plan subject to the planning report.

Attachment(s): Planning report, Application, Subject site map, Aerial

Application #: SP 6-13-99
Madison Lakes Townhomes

Revisions:

Exhibit "A":

Original Report Date: October 12,1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Madison Lakes Inc.

Address: 350 South Ocean Blvd.

City: Boca Raton

Agent:

Name: Frank Aguirre

Address: 7320 Griffin Road

City: Davie, Fl.

Phone: (954) 791-2120

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: East side of SW 82nd Avenue Between Griffin and Stirling Roads

Land Use Plan Designation: Residential

Existing Zoning: RM-5 Residential multifamily

Existing Use: The subject site is undeveloped

Proposed Use: 54 townhome units developed at a density of 5 du/ac.

Parcel Size: 12.5 acres

Surrounding Land Use:

North: Undeveloped

South: Agricultural

East: Planned business center

West: Agricultural

Surrounding Zoning:

North: CF, Community Facility

South: A-1, Agricultural

East: A-1, Agricultural

West: B-3, Planned business center

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Number of dwelling units, housing type:* (54) fee simple townhouse units with six typical single and double story dwellings. A Homeowners Association to be responsible for the maintenance of private roads and common areas.
2. *Access points/number of parking spaces :* One ingress/egress point at the west end of the site off of SW 82nd Avenue.
3. *Drainage/Open Space information :* 30% open space is required with 36% provided.
4. *Building, materials, and color scheme, landscaping, amenities:*

Building: The building materials will consist of painted stucco walls with smooth banding and barrel tile roofing material. Building colors will be in beige tones with a terracotta color roof.

Landscaping: The landscape plan reflects Mahoganys and Orchid trees along the north, south and east perimeters. Live Oaks, flowering Cassia and Mahogany trees are proposed adjacent to SW 82nd Avenue. The existing Royal Palms on site will be relocated at the entrance in addition to proposed Cassia trees, Foxtail Palms, accent shrubs and groundcover. Each unit will provide a canopy street tree and accent palms adjacent to the

front facade.

Project amenities: A 1.6 acre lake, and playground are amenities provided on the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is under the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the No. 10 planning area composed of predominantly small scale commercial and multi family residential development.

Broward County Land Use Plan: The approved boundary plat is restricted to the development of 61 townhouse units.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Findings of Fact

Rezoning: The subject site was rezoned from A-1 to RM-5 on July 7, 1999.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 6-13-99, subject to the conditions listed below.

1. Providing Homeowner Association documents.
 2. Approval from the engineering department prior to the issuance of a building permit.
-

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one and two (5-0, Motion: Mr. Arnold, Seconded: Mr. Evans), October 26, 1999.

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____

EXISTING ZONING: RM-5/ A-1

LAND USE DESIGNATION: RESIDENTIAL

RECEIVED
JUN 25 1999

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

TOWN OF DAVIE USE ONLY

SITE/PLAN NO. SP6-13-99

FEE 840.00

RECEIPT NO. 7634

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 6/25/99

NON-RESIDENTIAL: _____

RESIDENTIAL SITE PLAN: X

FLOOR AREA: _____

NO. OF UNITS: 60

PETITIONER: FRANK A. AGUIRRE, P.E.

ADDRESS: 7320 GRIFFIN RD., SUITE 103
DAVIE, FL. 33314

PHONE: 954-791-2110

RELATIONSHIP TO PROPERTY: CONSULTING ENGINEER

OWNER: MADISON LAKES, INC.

ADDRESS: 350 SOUTH OCEAN BLVD. UNIT 10-B
BOCA RATON, FL. 33432

PROJECT NAME/SUBDIVISION NAME: MADISON LAKES TOWNHOMES

PROJECT ADDRESS: SW 82nd. Ave. Between Griffin Rd. & Stirling Rd.

LEGAL DESCRIPTION: SEE EXHIBIT "A"

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS 2 NUMBER OF PLATS 1 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: [Signature] DATE: 6/25/99

DEVELOPMENT REVIEW COMMITTEE DATE: 7/20/99

SITE PLAN COMMITTEE MEETING DATE: 9/28/99, 10/12/99

TOWN COUNCIL MEETING DATE: _____

Mark Landau Pres
OWNER'S NAME(S)
MARK LANDAU, PRES.

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

5191 NW 25TH WAY
ADDRESS

BOCA RATON, FL. 33496
CITY, STATE, ZIP

791-2110
PHONE

The foregoing instrument was acknowledged before me
this 25 day of June, 1999, by
MARK LANDAU who is personally
known to me or who has produced

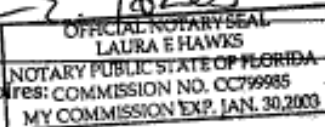
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: L. E. Hawks

Print: L. E. Hawks

My Commission Expires



FRANK A. AGUIRRE, P.E.

PETITIONER'S NAME

PETITIONER'S SIGNATURE

7320 Griffin Rd., Suite 103 Davie, 3331
ADDRESS

DAVIE, FL. 33314

CITY, STATE, ZIP

954 791 2110

PHONE

The foregoing instrument was acknowledged before me
this 25 day of June, 1999, by
FRANCISCO A. AGUIRRE who is personally
known to me or who has produced

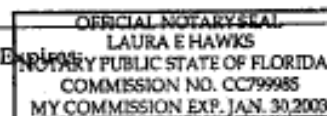
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: L. E. Hawks

Print: L. E. Hawks

My Commission Expires



OFFICE USE ONLY

Site Plan Committee recommendation:

9/28/99 Tabled to 10/12/99

LEGAL DESCRIPTION:

THE WEST ONE HALF (W 1/2) OF TRACT 22, LESS THE WEST 60.00 FEET THEREOF, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LAND SITUATE LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

